

DSF Development - Rezoning



City Council
10 June 2014

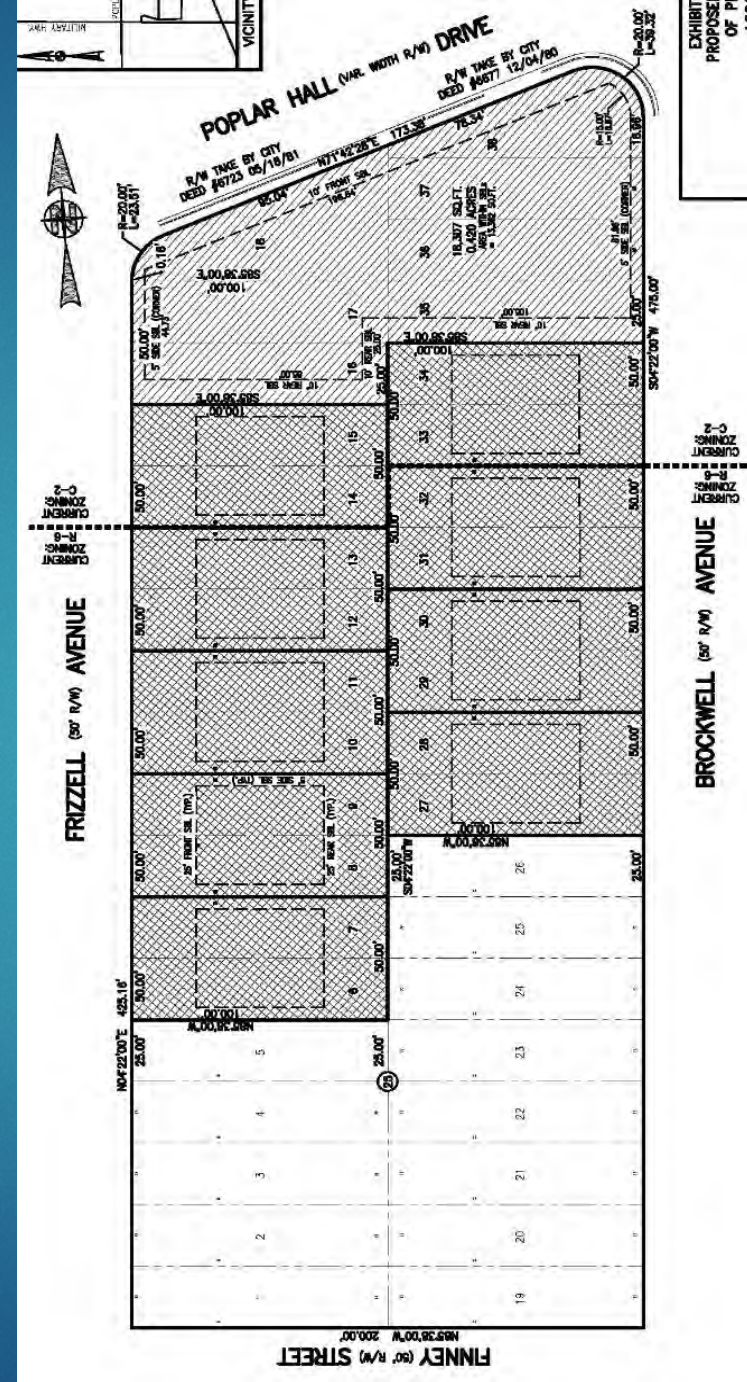
Existing Conditions

- ▶ **Neighborhood**
 - ▶ **Edge of Glenrock Neighborhood**
 - ▶ **Single-Family**
 - ▶ **Surrounding area is a mix of Residential, Commercial and Institutional**
- ▶ **Site Location**
 - ▶ **South side of Poplar Hall Drive between Frizzell and Brockwell Avenues**
 - ▶ **Across from the Gallery at Military Circle**
- ▶ **Existing Development**
 - ▶ **Vacant land (Zoned Conditional C-2 and R-6)**



Proposal

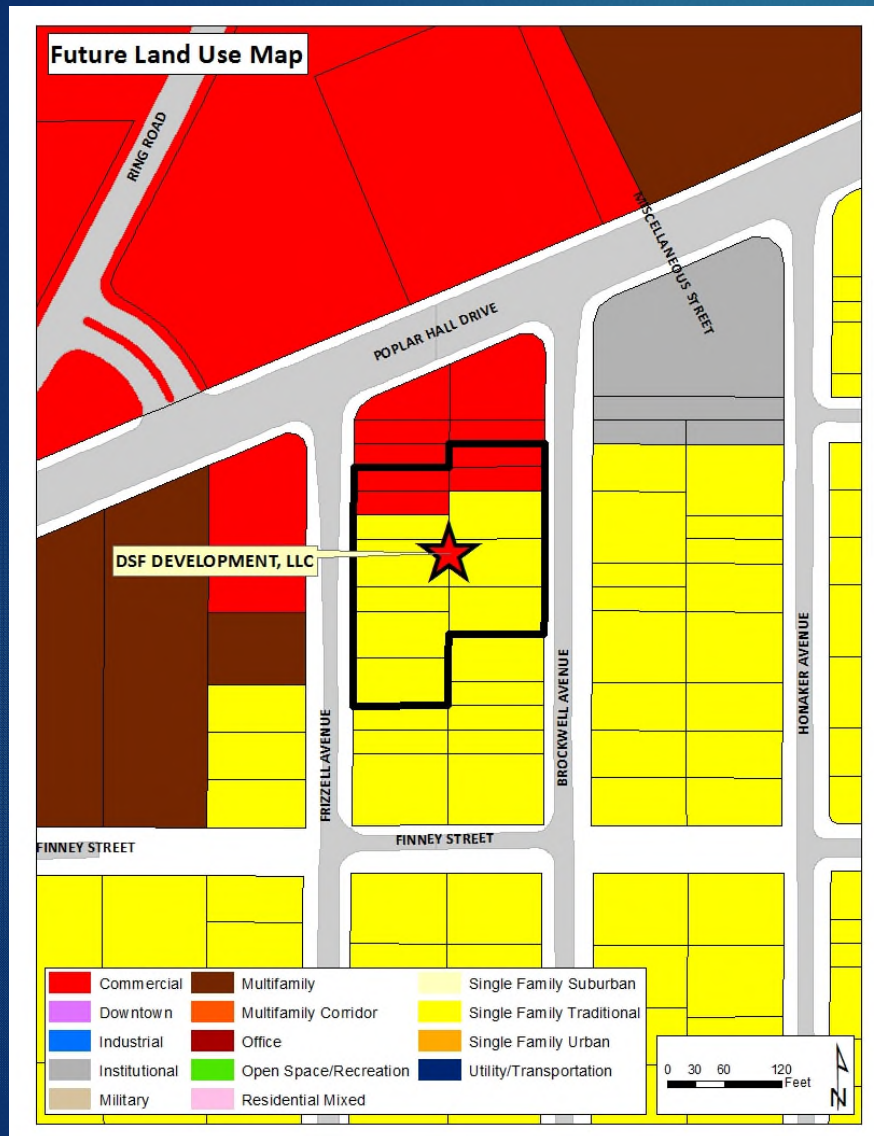
- Construction of 9 new single-family homes.



Rezoning Request

- ▶ **Rezone .23 acres of property**
 - ▶ **From Conditional C-2 (Corridor Commercial)**
 - ▶ **To Conditional R-8 (One-Family)**
- ▶ **Rezone .80 acres from R-6 to Conditional R-8:**
 - ▶ **R-6**
 - ▶ **Minimum lot width: 75**
 - ▶ **Minimum lot size: 7,500 square feet**
 - ▶ **R-8**
 - ▶ **Minimum lot width: 50 feet**
 - ▶ **Minimum lot size: 5,000 square feet**
- ▶ **Current zoning would permit 4 homes**
- ▶ **Conditional Rezoning would permit 9 homes**

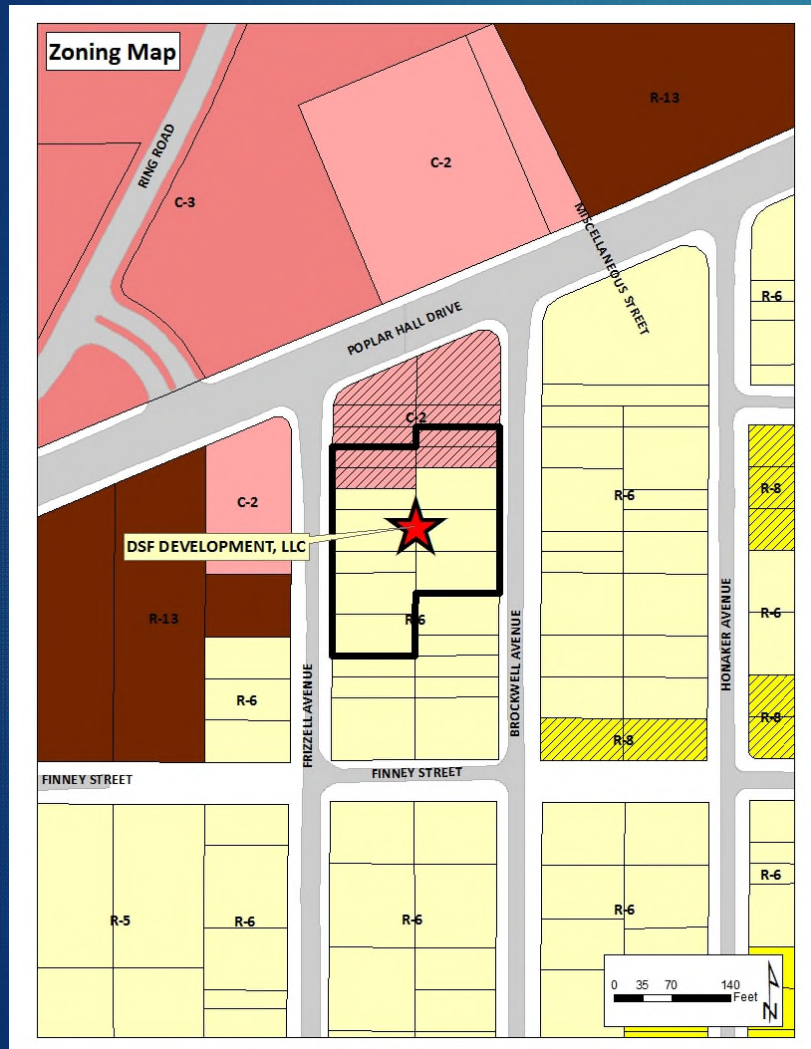
plaNorfolk



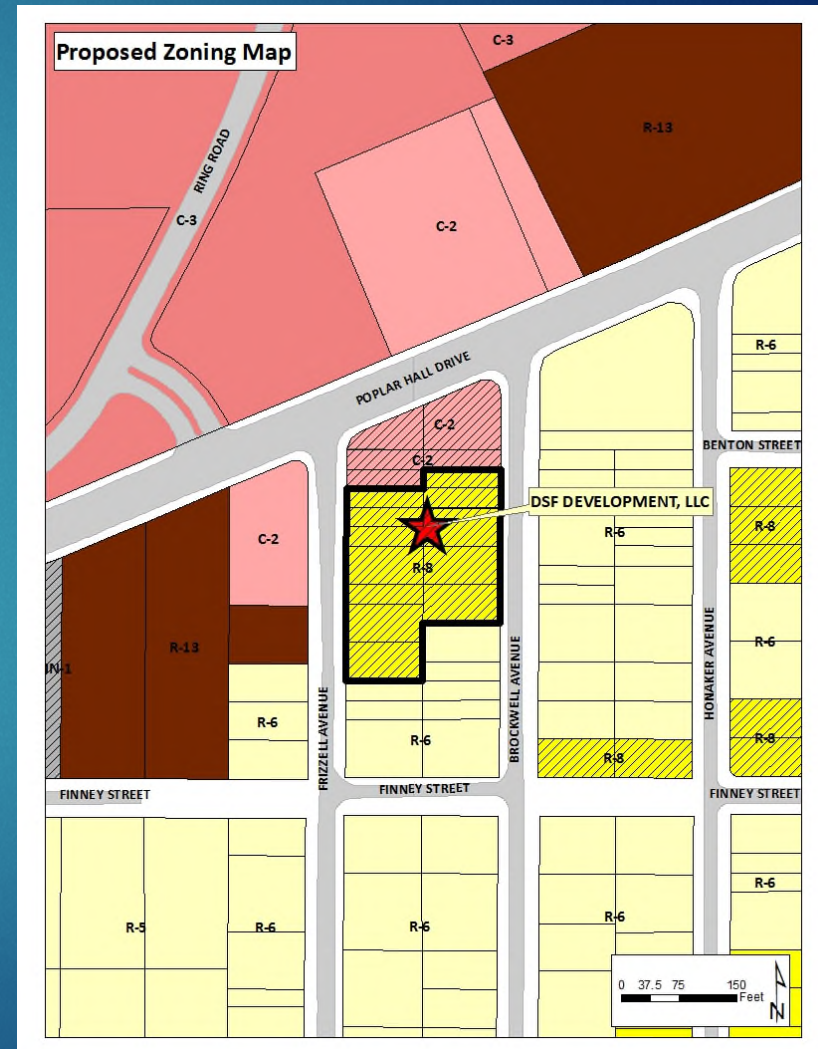
- **Northern portion**
 - **Commercial**
- **Southern portion**
 - **Single Family Traditional.**
- **Single Family Traditional lots**
 - **50 to 70 feet**
 - **4,000 to 7,500 square feet**
- **Proposal**
 - **Maintains the frontage of Poplar Hall Drive for commercial use**
 - **Proposes single family residential**
 - **Lots 50 feet in width**
 - **5,000 square feet in area**
 - **Proposed rezoning is consistent with *plaNorfolk2030***

Zoning

Current



Proposed



Proffered Conditions

- 1. Maximum of 9 single family homes**
- 2. Minimum lot width 50 feet; 5000 sq. ft. minimum area**
- 3. Homes 32-35 feet wide.**
- 4. Side yard set back 7.5 feet**
- 5. Curb and gutter, including any required storm water facilities, constructed along the frontage of each lot**
- 6. Elevations of each home constructed on the property shall substantially comply with submitted plans**
- 7. Construction of at least 4 homes shall start within 120 days of approval of all necessary building permits**
- 8. 6 foot privacy fence installed along rear and side yards of each of the lots**

Recommendation

Planning Commission recommended approval by a 5-0 vote

- ▶ **Rezoning is consistent with other approved rezonings within the Glenrock neighborhood.**
- ▶ **The proposed rezoning is consistent with *plaNorfolk2030*.**
- ▶ **Project provides new housing.**
- ▶ **Project provides new infrastructure.**

Comment cards received:

2 in opposition and 1 in favor (applicant).

Timeline

26 March 14

- Development presented to Glenrock Civic League

27 March 14

- Planning Commission item continued

10 April 14

- Developer met with Glenrock Civic League

24 April 14

- Planning Commission vote (5-0, Approval)

20 May 14

- City Council item continued

04 June 14

- Glenrock Civic League letter of support with additional Proffered Conditions

10 June 14

- City Council public hearing